

## BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2012-0002 – Sunfield PUD

REQUEST:

Presentation of a Project Assessment Report for the Sunfield Planned Unit Development, also known as Sunfield Municipal Utility District No. 2, located at the southwest corner of Turnersville Road and South Turnersville Road, within the Rinard Creek, Plum Creek and Onion Creek Watersheds.

DEPARTMENT COMMENTS:

The Applicant has submitted a project assessment for a 575.70 acre project to be known as the Sunfield Planned Unit Development (PUD). The PUD boundary coincides with Sunfield Municipal Utility District No. 2 and the approved land use plan identifies this area primarily for commercial, research and development, and civic uses. Residential areas within Sunfield Municipal Utility Districts No. 1, 3 and 4 are located to the south, within the City of Buda's ETJ and are not part of this application. The Applicant's PUD consists of two tracts separated by the extension of Loop 4 (to be constructed) and includes 4.5 million square feet of light industrial uses, 885,000 square feet retail/shopping uses, 4.6 million square feet of general office space, 3,749 apartment units and 81,000 square feet for a post office.

The Staff has reviewed the Applicant's PUD proposal and the stated intent is to comply with the Tier One requirements. Pedernales Electric Cooperative, Inc. is the electric service provider in this area, and the Applicant has agreed to construct all buildings in a manner sufficient to achieve a reasonably equivalent Green Building Program at a two-star rating under another program approved by the City. However, the Applicant has not yet demonstrated how the PUD would meet the objectives of the City Code, or provide for development standards that achieve equal or greater consistency with the Code, specifically in terms of drainage/water quality, environmental, park land, and transportation regulations. To that end, numerous modifications to the City and County development standards are requested.

The Applicant's proposed PUD Plan, cover letter and requested variances, and the City's Project Assessment Report are attached.

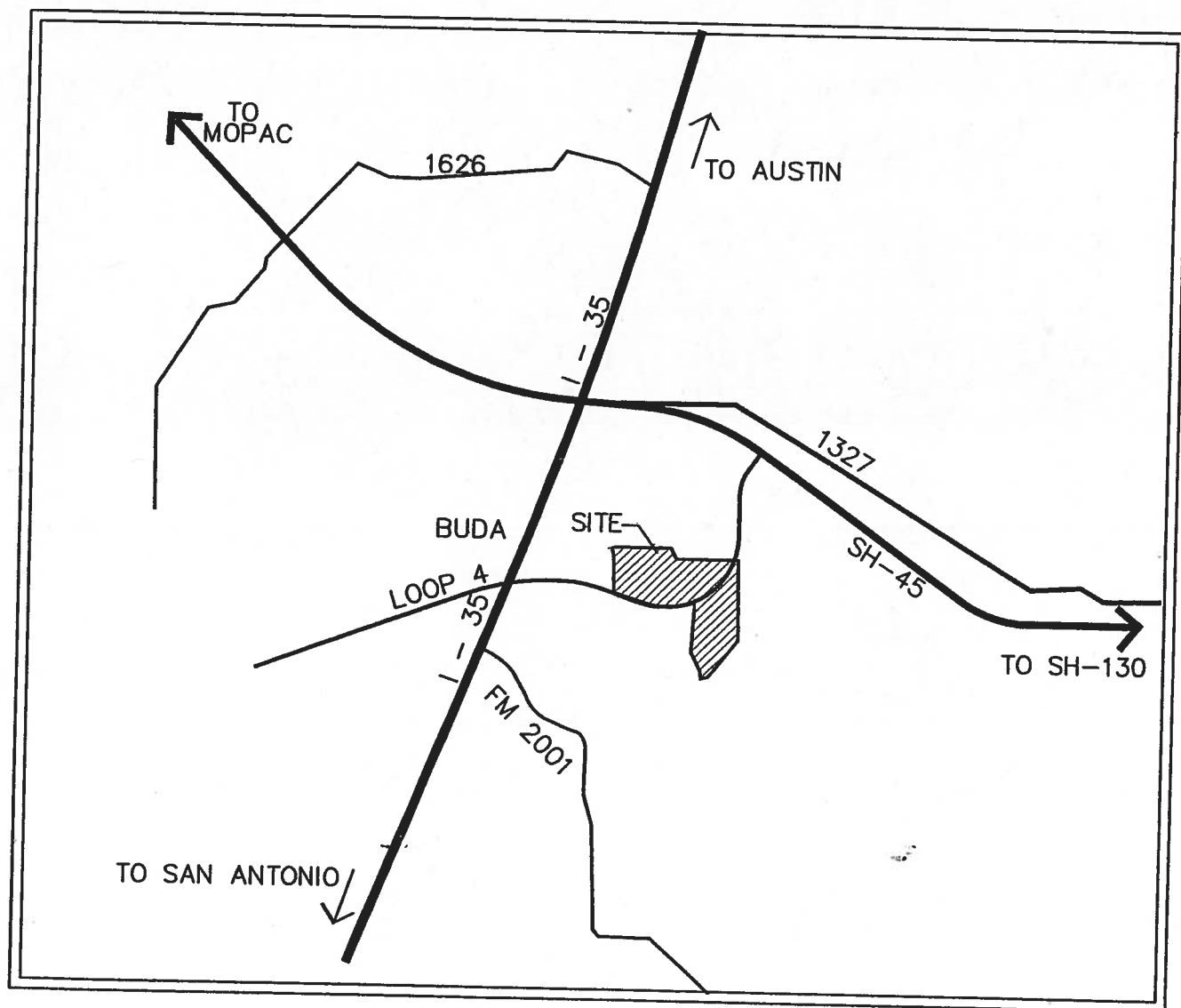
OWNER/APPLICANT: A & M Option 541, LP and 2428 Partners (Jack T. Tate)

AGENT: Coats, Rose, Yale, Ryman, & Lee (John M. Joseph)

CITY COUNCIL BRIEFING DATE: June 7, 2012

ASSIGNED STAFF: Wendy Rhoades

e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)



VICINITY MAP  
NOT TO SCALE



Turnersville Road

N Turnersville Road

S Turnersville Road

FBR



SUBJECT TRACT



ZONING BOUNDARY

## DEVELOPMENT ASSESSMENT

CASE#: CD-2012-0002

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1 inch = 1,000 feet







SUNFIELD MUD #2  
HAYS AND TRAVIS COUNTY

OVERALL  
DEVELOPMENT  
ASSESSMENT PLAN

CCO: AS SHOWN
Designed by: M.T
Drawn by: M.T
Checked by: S.F
Date: FEBRUARY 2012
Project No. 034404005

[illegible]

**L F G E N D**

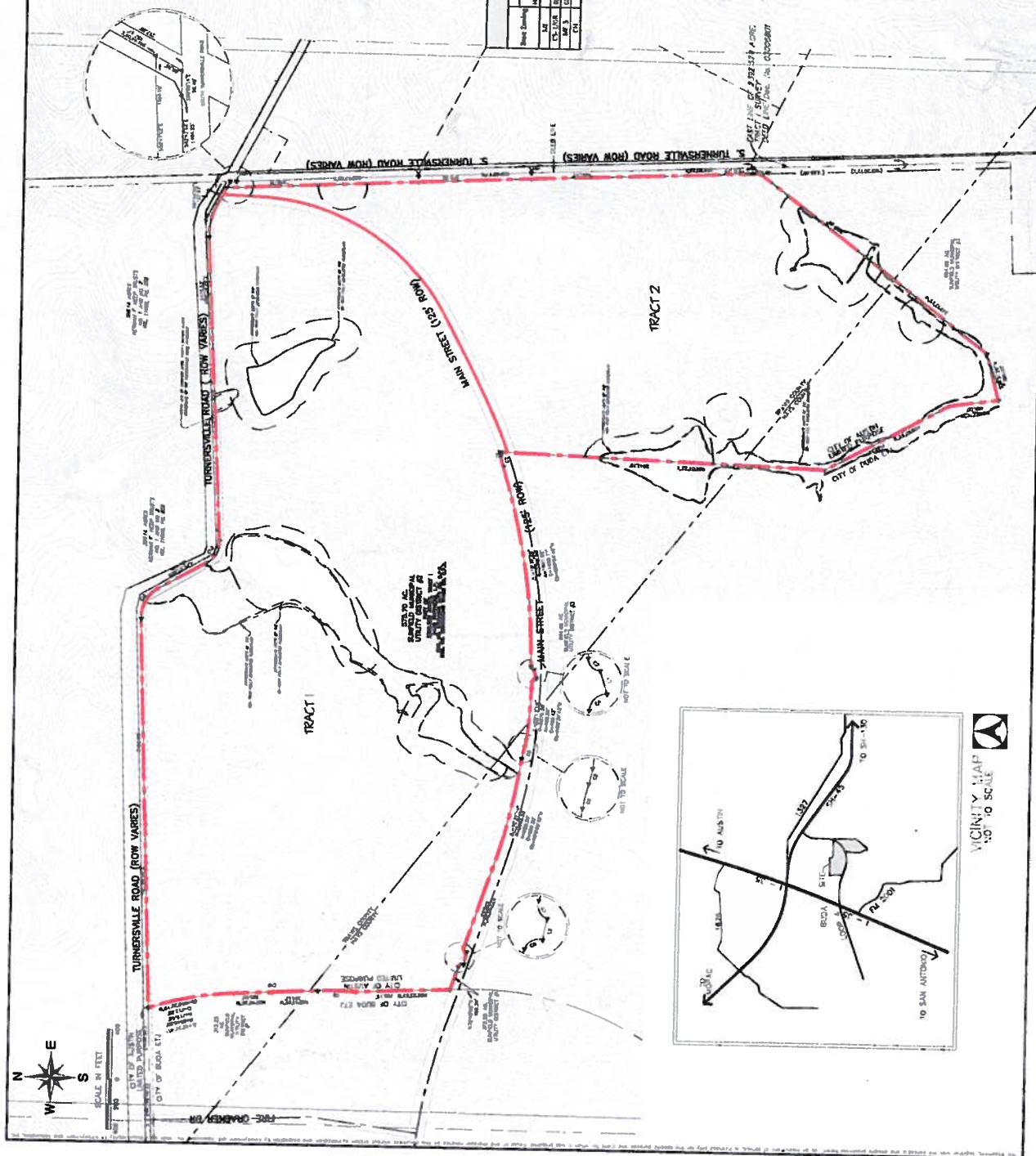
	PLUG BOUNDARY
	TRUCK BOUNDARY
	100 YEAR FLOODLINE
	50 YEAR FLOODLINE
	POTENTIAL CUL-DE-SAC TRACK
	CONTINUING (2 FT.)

[illegible]

Developmental Strategy	Number of Children Enrolled	Enrollment		Dropouts		Graduates		Total	
		Enrolled	Enrolled	Dropouts	Dropouts	Graduates	Graduates	Total	Total
		Enrolled	Enrolled	Dropouts	Dropouts	Graduates	Graduates	Total	Total
1. 1-2/3	12/11	12	11	1	1	11	11	23	22
2. 2-3	12/11	12	11	1	1	11	11	23	22
3. 3-4	12/11	12	11	1	1	11	11	23	22
4. 4-5	12/11	12	11	1	1	11	11	23	22
5. 5-6	12/11	12	11	1	1	11	11	23	22
6. 6-7	12/11	12	11	1	1	11	11	23	22
7. 7-8	12/11	12	11	1	1	11	11	23	22
8. 8-9	12/11	12	11	1	1	11	11	23	22
9. 9-10	12/11	12	11	1	1	11	11	23	22
10. 10-11	12/11	12	11	1	1	11	11	23	22
11. 11-12	12/11	12	11	1	1	11	11	23	22
12. 12-13	12/11	12	11	1	1	11	11	23	22
13. 13-14	12/11	12	11	1	1	11	11	23	22
14. 14-15	12/11	12	11	1	1	11	11	23	22
15. 15-16	12/11	12	11	1	1	11	11	23	22
16. 16-17	12/11	12	11	1	1	11	11	23	22
17. 17-18	12/11	12	11	1	1	11	11	23	22
18. 18-19	12/11	12	11	1	1	11	11	23	22
19. 19-20	12/11	12	11	1	1	11	11	23	22
20. 20-21	12/11	12	11	1	1	11	11	23	22
21. 21-22	12/11	12	11	1	1	11	11	23	22
22. 22-23	12/11	12	11	1	1	11	11	23	22
23. 23-24	12/11	12	11	1	1	11	11	23	22
24. 24-25	12/11	12	11	1	1	11	11	23	22
25. 25-26	12/11	12	11	1	1	11	11	23	22
26. 26-27	12/11	12	11	1	1	11	11	23	22
27. 27-28	12/11	12	11	1	1	11	11	23	22
28. 28-29	12/11	12	11	1	1	11	11	23	22
29. 29-30	12/11	12	11	1	1	11	11	23	22
30. 30-31	12/11	12	11	1	1	11	11	23	22
31. 31-32	12/11	12	11	1	1	11	11	23	22
32. 32-33	12/11	12	11	1	1	11	11	23	22
33. 33-34	12/11	12	11	1	1	11	11	23	22
34. 34-35	12/11	12	11	1	1	11	11	23	22
35. 35-36	12/11	12	11	1	1	11	11	23	22
36. 36-37	12/11	12	11	1	1	11	11	23	22
37. 37-38	12/11	12	11	1	1	11	11	23	22
38. 38-39	12/11	12	11	1	1	11	11	23	22
39. 39-40	12/11	12	11	1	1	11	11	23	22
40. 40-41	12/11	12	11	1	1	11	11	23	22
41. 41-42	12/11	12	11	1	1	11	11	23	22

## 540

- the 1980s, the 1990s, and the 2000s. The 1980s were characterized by a focus on the environment, the 1990s by a focus on the economy, and the 2000s by a focus on the war on terrorism. The 1980s were also characterized by a focus on the environment, the 1990s by a focus on the economy, and the 2000s by a focus on the war on terrorism. The 1980s were also characterized by a focus on the environment, the 1990s by a focus on the economy, and the 2000s by a focus on the war on terrorism.



# COATS | ROSE

*A Professional Corporation*

JOHN M. JOSEPH

jmjoseph@coatsrose.com  
Direct Dial  
512.541.3593

February 6, 2012

Via Hand Delivery

Greg Guernsey, Director  
Planning and Development Review  
City of Austin  
505 Barton Springs Rd., 5<sup>th</sup> Floor  
Austin, Texas 78701

Re: Application: Development Assessment Application – Sunfield Planned Unit  
Development (“PUD”)  
Property: 575.70 acres located within Sunfield MUD #2

Dear Mr. Guernsey,

We are submitting the Development Assessment Application for the proposed Sunfield PUD. The property on which the PUD will be placed is 575.70 acres located south of Austin in the extra-territorial jurisdiction and is located in the city’s desired development zone and is contiguous with the extra-territorial jurisdiction of the City of Buda. It is largely located in Travis County; however, 65.4 acres are in northern Hays County. The property is contained within Sunfield MUD #2 and was annexed for limited purposes on May 1, 2006, but is separated from other properties within the City of Austin’s jurisdiction by existing roadways (Turnersville Road and South Turnersville Road) thus compartmentalizing the area and minimizing direct compatibility and planning issues related to the future development of neighboring properties within the City of Austin. The PUD is also located within close proximity of existing or planned infrastructure, including water, wastewater, and roadways (including IH-35 and SH 45).

The PUD property has either relatively limited or an absence of significant or priority environmental and geographic or historic features, including heritage trees and vegetation, bluffs, escarpments, springs, canyons or rim rocks, caves, sinkholes, and steep slopes. Furthermore, what features do exist (mainly scattered stock ponds) will be protected, preserved, enhanced and emphasized through careful planning and design. The PUD land use plan seeks to preserve and enhance the existing ponds in order to better provide for their recreational and functional use, including providing water quality and detention structures that extend oxygenation time thereby reducing bacterial loading, and nitrogen and phosphorus levels downstream in Onion and Rinard

1717 W. 6<sup>th</sup> Street, Suite 420 Austin, Texas 78703

Phone: 512-469-7987 Fax: 512-469-9408

Web: [www.coatsrose.com](http://www.coatsrose.com)

HOUSTON | CLEAR LAKE | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS

1699925.1/011302.000001

February 6, 2012

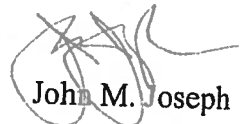
Page 2

Creeks. Importantly, the plan includes aesthetic, near-shore plantings of trees to provide a riparian habitat for waterfowl, fish, and potential for trail system connecting residential and commercial areas. There are no critical water quality zones, water quality transition zones, or point recharge features on the property.

The PUD benefits the area economically by providing employment, affordable housing, recreation facilities, and consumer/public services in a single planned environment. It promotes an active living area where residents can "live, work and play." Through the PUD, the property can be developed without straining to conform to the existing infrastructure. The PUD mirrors the historical integrity of the area through the preservation of large areas of open space (rangeland recovery) as well as the flexibility in the future development of neighboring properties, including complimenting the planning of the even larger portion of the Sunfield MPC located in the City of Buda. Further, the proposed PUD is an opportunity to create a large "per-acre" tax base without sacrificing the environment or geographic features and serves market demand for higher intensity land uses.

In summary, the objective of the PUD as proposed is to allow for the creation of a more flexible, sustainable, walkable and environmentally friendlier community than would be feasible with conventional zoning and would allow the owners to respond to market demand within the context of a planned community. The proposed PUD will provide development far superior to development that would occur under conventional zoning and subdivision requirements. The PUD intends to comply with the applicable Tier One requirements and will be a superior development for the City of Austin.

Sincerely,



John M. Joseph

cc: Jack T. Tate, Scarborough Lane Development  
Mike Boswell, Scarborough Lane Development



## **USES ALLOWED AND PROHIBITED IN SUNFIELD MUD NO. 2**

**Residential** - All uses allowed in Multifamily Residence High Density ("MF-5") except for the following prohibited uses:

- Conservation Single Family Residential
- Mobile Home Residential
- Bed & Breakfast (Group 1)

**Commercial** - All uses allowed in Commercial – Liquor Sales ("CS-1"), Community Commercial ("GR"), and Commercial Highway Services ("CH") except for the following prohibited uses:

- Carriage Stable
- Recreational Equipment Maintenance & Storage
- Recreational Equipment Sales
- Scrap and Salvage
- Stables

**Industrial** - All uses allowed in Major Industry ("MI") except for the following prohibited uses:

- Resource Extraction

**Civic** - The following uses are permitted:

- Club or Lodge
- College and University Facilities
- Communication Service Facilities
- Community Events
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Convalescent Services
- Counseling Services
- Cultural Services
- Day Care Services (Commercial)
- Day Care Services (General)
- Day Care Services (Limited)
- Employee Recreation
- Emergency Response Facility, i.e. fire and EMS station
- Family Home
- Group Home, Class I (General)
- Group Home, Class I (Limited)
- Group Home, Class II

Guidance Services  
Hospital Services (General)  
Hospital Services (Limited)  
Local Utility Services  
Park and Recreation Services (General)  
Postal Facilities  
Private Primary Educational Facilities  
Private Secondary Educational Facilities  
Public Primary Educational Facilities  
Public Secondary Educational Facilities  
Railroad Facilities  
Religious Assembly  
Residential Treatment  
Safety Services  
Telecommunication Tower  
Transitional Housing  
Transportation Terminal

**Agricultural** - The following uses are permitted:

Animal Production  
Community Garden  
Crop Production  
Horticulture  
Support Housing  
Urban Farm



TIER 1 REQUIREMENTS	DETERMINATIONS
Meet the objectives of the City Code	Applicant intends to meet the objectives of the City Code.
<p>Provide a total amount of open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD, except that:</p> <ol style="list-style-type: none"> <li>1. a detention or filtration area is excluded from the calculation unless it is designed and maintained as an amenity; and</li> <li>2. the required percentage of open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided;</li> </ol>	Applicant intends to provide for development standards that achieve equal or greater consistency with the goals in Sec. 1.1 than development under the regulations in the Land Development Code.
Comply with the City's Planned Unit Development Green Building Program;	Applicant intends to meet the two star PUD Green Building requirements.
Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses;	Applicant will meet compatibility requirements or obtain consent of any affected land owners.
Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land;	Requirement will be met.
Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities;	Requirement will be met.
Exceed the minimum landscaping requirements of the City Code;	Requirement will be met.
Provide for appropriate transportation and mass transit connections to areas adjacent to	Requirement will be met.

the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways;	
Prohibit gated roadways;	Requirement will be met.
Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance;	Requirement will be met. Applicant is not aware of any historic structures, landmarks, or other features on the property.
Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints;	Requirement is met in that the PUD is 575.70 acres.
Comply with Chapter 25-2, Subchapter E ( <i>Design Standards And Mixed Use</i> );	This requirement will be met through alternative compliance.
Inside the urban roadway boundary depicted in Figure 2, Subchapter E, Chapter 25-2 ( <i>Design Standards and Mixed Use</i> ), comply with the sidewalk standards in Section 2.2.2., Subchapter E, Chapter 25-2 ( <i>Core Transit Corridors: Sidewalks And Building Placement</i> );	Requirement does not apply.
Contain pedestrian-oriented uses as defined in Section 25-2-691(C) ( <i>Waterfront Overlay District Uses</i> ) on the first floor of a multi-story commercial or mixed use building.	Requirement will be met.

## Sunfield PUD Variances, Chapter 25

1. §25-1-21(98) SITE means a contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may cross a public street or right-of-way.
2. §25-1-535(C) (*Exceptions to the General Rules*) is waived in its entirety with respect to Sunfield MUD No.2.
3. §25-1-601 (*Applicability*) and §25-1-602 (*Dedication of Parkland Required*) are modified to include the following language:

(D) If the city is not the park service provider, and subdivision of land within a municipal utility district that has a consent agreement and plan approved by the city that provides for the dedication of parkland of recreational facilities as set forth below:

- (1) The municipal utility district shall be the park services provider.
- (2) The municipal utility district shall be the park services provider.
- (3) A sub-divider of a residential subdivision shall provide for the parkland needs of the residents by the dedication of suitable land for park and recreational purposes under this division.
- (4) The area to be dedicated must be shown on the preliminary plan and the plat and platted as a lot or lots. The sub-divider shall dedicate to the municipal utility district all parkland.
- (5) The amount of parkland required to be dedicated by the sub-divider to the park service provider is five acres for every 1,000 residents, as determined by the following formula:

$$\frac{5 \times (\text{Number Of Units}) \times (\text{Residents Per Unit})}{1000} = \text{Acres of parkland}$$

- (6) In calculating the amount of parkland to be dedicated under this section, the number of residents in each dwelling unit is based on density as follows:

Single-Family (<6 units/acre) 3.0 residents per dwelling;

Single-Family (6 to 10 units/acre) 2.25 residents per dwelling; or

Multi-Family (>10 units/acre) 2.1 residents per dwelling.

- (7) Fifty percent of acreage in the 100-year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this part if the adjoining land within the 25-year floodplain, if any, is also dedicated as parkland. The land within the 25-year floodplain may not be credited toward fulfilling the requirements of this part.
4. §25-1-603 (*Standards for Dedicated Parkland*) is waived in its entirety with respect to Sunfield MUD No. 2.
  5. §25-1-604(A) (*Private Parkland*) is modified to state, "The director or park services provider may allow up to a 50 percent credit toward fulfilling the requirements of this part for privately owned and maintained park and recreational facilities that are for use by the public."
  6. §25-1-604(B) (*Private Parkland*) is modified to state, "The sub-divider may be allowed up to a 100 percent credit toward fulfilling the requirements of this part for private parkland in a subdivision located outside the city limits, if the sub-divider agrees to dedicate the private parkland to the city when the city annexes the subdivision for all purposes."
  7. §25-1-604(B) (*Payment Instead of Land*) is modified to state, "The park service provider may require a sub-divider to deposit with the park service provider a cash payment or fiscal security instead of the dedication of parkland if:"
  8. §25-1-606(A) (*Submittal Requirements*) is modified to state, "The park service provider may request that the sub-divider provide information relating to proposed parkland to determine whether the proposed parkland complies with this article."
  9. §25-2-243 (*Proposed District Boundaries Must be Contiguous*) is waived in its entirety with respect to Sunfield MUD No. 2.
  10. §25-2-1063(C) (*Height Limitations and Setbacks for Large Sites*) is waived in its entirety with respect to Sunfield MUD No. 2.
  11. §25-2-1008 (*Irrigation Requirements*) is waived in its entirety with respect to Sunfield MUD No. 2.
  12. §25-4-62 (*Expiration of Approved Preliminary Plan*) is waived in its entirety with respect to Sunfield MUD No. 2; a Preliminary Plan does not expire."
  13. §25-4-86 (*Effect of Preliminary Plan Expiration*) is waived in its entirety with respect to Sunfield MUD No. 2.
  14. §25-4-152(A) (*Dead-End Streets*) is modified to state, "A street may terminate in a cul-de-sac.

15. §25-4-152(B) (*Dead-End Streets*) is modified to add the following language:  

Subsection (B) shall not apply to roadways that will be extended or other street connections will be made in the future that will reduce the dead-end street to not more than 2,000 feet, and such streets are depicted on plans.
16. §25-4-153(A) (*Block Length*) is modified to state, "A block may not exceed 1,600 feet in length, except as provided in this section. A block may exceed 1,600 feet if future streets will be constructed that will reduce the block to not more than 1,600 feet, and such streets are depicted on plans."
17. §25-4-153(B) (*Block Length*) is modified to state, "A residential block that is parallel and adjacent to an arterial street may be up to 2,000 feet in length."
18. §25-4-153(D) (*Block Length*) is modified to state, "A commercial or industrial block may be up to 3,000 feet in length, provided there is adequate traffic circulation and utility service."
19. §25-4-173 (*Lot Arrangement*) is modified to state, "The side lines of lots must be approximately at right angles to straight street lines or radial to curved street lines. An arrangement placing adjacent lots at right angles to each other may be disallowed by the single office, provided it is not a "key" or corner lot."
20. §25-4-174 (*Lot Size*) is waived in its entirety with respect to Sunfield MUD No. 2.
21. §25-4-193 (*Gas Lines*) is modified to state, "a subdivider is not required to prepare plans or install natural gas lines, but will provide reasonable accommodation to the franchise holder. In the event natural gas lines are not installed then a note stating so shall be placed on the plat.
22. §25-5-21(A) (*Phased Site Plan*) is modified to state, "An applicant may design a site plan to be constructed in development phases. An applicant shall identify development phases on the site plan and propose the first and final phases."
23. §25-5-21(B) (*Phased Site Plan*) is deleted in its entirety with respect to Sunfield MUD No. 2.
24. §25-5-21(D) (*Phased Site Plan*) is modified to state, "The Land Use Commission shall approve a request for development phasing of each phase if the Land Use Commission determines that the site plan complies with the requirements of Subsections (C)(1) through (3) of this section and that the applicant has demonstrated a reasonable need for the requested phasing dates."
25. §25-5-21(E) (*Phased Site Plan*) is deleted in its entirety with respect to Sunfield MUD No. 2.

26. §25-5-22(A) (*Engineering Plans for a Phased Site Plan*) is modified to state, "For a site plan submitted for phasing under Section 25-5-21 (*Phased Site Plan*), the director shall allow the applicant to defer the submittal of detailed engineering and drainage plans, provided, the site plan contains sufficient preliminary engineering and drainage information to permit the director to determine whether the development complies with the requirements of this title."
27. §25-6-113 (*Traffic Impact Analysis Required*) is waived in its entirety with respect to Sunfield MUD No. 2.
28. §25-6-114 (*Neighborhood Traffic Analysis Required*) is waived in its entirety with respect to Sunfield MUD No. 2.
29. §25-6-116 (*Desirable Operating Levels for Certain Streets*) is waived in its entirety with respect to Sunfield MUD No. 2.
30. §25-6-117 (*Waiver Authorized*) Waiver is hereby authorized with respect to Sunfield MUD No. 2.
31. §25-6-141 (*Action on Application*) is waived in its entirety with respect to Sunfield MUD No. 2.
32. §25-6-142 (*Application Modification Based on Traffic Analysis*) is waived in its entirety with respect to Sunfield MUD No. 2.
33. §25-7-6 (*Computation of Stormwater Runoff*) is modified to state, "Stormwater runoff shall be computed on the basis of a fully developed contributing drainage area or watershed as determined under the Drainage Criteria Manual in affect as of the date of the PUD filing, and shall be based on rates of flow, not volume of flow. Furthermore, computations are not required to assume that upstream ponds and detention/retention facilities have failed or are not functional."
34. §25-7-123 (*Enclosed Storm Sewers, Bridges, and Culverts*) is modified to state, "The city manager shall supervise the construction of each public storm sewer, bridge, or culvert."
35. §25-7-125 (*Open Drainage Ditches*) is modified to state, "An open drainage ditch may be constructed in cases where flow cannot be conveyed by a 72-inch pipe, or equivalent, provided, however, the ditch will not adversely affect the public health, safety, or general welfare."
36. §25-7-152(A) (*Dedication of Easements and Rights-Of-Way*) is modified to state, "The owner of real property proposed to be developed shall dedicate to the public a non-exclusive easement or right-of way for a drainage facility, open or enclosed, and stormwater flow to the limits of the 100-year floodplain."

37. §25-7-152(B)(1) (*Dedication of Easements and Rights-Of-Way*) is modified to state, "a minimum of 15 feet in width for an open drainage system; or
38. §25-7-152(B)(2) (*Dedication of Easements and Rights-Of-Way*) is modified to state, "a minimum of 10 feet in width for an enclosed drainage system.
39. §25-8-42(B)(6) (*Administrative Variances*) is modified to state, "Section 25-8-341 (*Cut Requirements*) or Section 25-8-342 (*Fill Requirements*), for a cut or fill of not more than forty feet in the desired development zone.
40. §25-8-42(C)(3) (*Administrative Variances*) is modified to state, "For a variance described in Paragraph (B)(6), the cut or fill is not located on a slope with a gradient of more than 25 percent, or within 100 feet of a classified waterway."
41. §25-8-62 (*Net Site Area*) is modified to include the following language:
  - (C) For purposes of this property, net site area shall include the entire property, i.e. net site area shall equal gross site area.
42. §25-8-65(A) (*Roadways*) is waived in its entirety with respect to Sunfield MUD No. 2.
43. §25-8-65(C) (*Roadways*) is waived in its entirety with respect to Sunfield MUD No. 2.
44. §25-8-65(D) (*Roadways*) is waived in its entirety with respect to Sunfield MUD No. 2.
45. §25-8-92 (*Water Quality Zones Established*) is waived in its entirety with respect to Sunfield MUD No. 2. There are no Critical Water Quality Zones within the MUD.
46. §25-8-93 (*Water Quality Transition Zones Established*) is waived in its entirety with respect to Sunfield MUD No. 2. There are no Critical Water Quality Transition Zones within the MUD.
47. §25-8-213 (*Water Quality Control Standards*) is modified to add the following language:
  - (E) Notwithstanding the foregoing, nothing shall be construed in this section as prohibiting the developer from modifying the existing water features and lakes for the purposes of stormwater management including, but not limited to, construction of detention and water quality structures.
48. §25-8-281(C)(1)(a) (*Critical Environmental Features*) is modified to state, "Except as provided in Subsection (C)(1)(b), the width of the buffer zone is as shown on the environmental report prepared by aci consulting and attached hereto by reference."
49. §25-8-321(A) (*Clearing of Vegetation*) is modified to state, "Clearing of vegetation is allowed provided, however, that the clearing:



- (1) is in accordance with a released site plan or subdivision construction plan;
  - (2) is permitted under this section or Section 25-8-322 (*Clearing For A Roadway*); or
  - (3) is not development, as that term is defined in Chapter 25-1 (*General Requirements and Procedures*)."
50. §25-8-321(B) (*Clearing of Vegetation*) is modified to state, "Clearing of vegetation on land used for agricultural purposes is allowed provided, however, that the clearing has a bonafide agricultural purpose and is unrelated to the proposed development or sale of the land for non-agricultural uses."
  51. §25-8-321(C) (*Clearing of Vegetation*) is modified to state, "A person may clear an area up to 15 feet wide or remove a tree with a diameter of not more than eight inches to perform surveying or geologic testing in preparation for site plan or final plat approval without the approval of the City."
  52. §25-8-341(A) (*Cut Requirements*) is modified to state, "Cuts on a tract of land may not exceed twenty feet of depth, without a variance from the Director."
  53. §25-8-342(A) (*Fill Requirements*) is modified to state, "Fill on a tract of land may not exceed twenty feet of depth, without a variance from the Director."
  54. §25-8-393 (*Water Quality Transition Zone*) is deleted in its entirety with respect to Sunfield MUD No. 2.
  55. §25-8-601(B)(2) (*Applicability*) is deleted in its entirety with respect to Sunfield MUD No. 2.

### Sunfield PUD Variances, Title 30

1. §30-1-21 (72) SITE means a contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may cross a public street or right-of-way.
2. §30-2-62- (*Expiration of Approved Preliminary Plan*) is waived in its entirety with respect to Sunfield MUD No. 2; a Preliminary Plan does not expire.
3. §30-2-86 (*Effect of Preliminary Plan Expiration*) is waived in its entirety with respect to Sunfield MUD No. 2.
4. §30-2-152(B) (*Dead-End Streets*) is modified to state, "A platting board variance is required for a dead-end street more than 2,000 feet long, unless the dead-end street will be extended or other street connections will be made in the future that will reduce the dead-end street to not more than 2,000 feet, and such streets are depicted on plans.
5. §30-2-153(A) (*Block Length*) is modified to state, "A block may not exceed 1,600 feet in length, except as provided in this section. A block may exceed 1,600 feet if future streets will be constructed that will reduce the block to not more than 1,600 feet, and such streets are depicted on plans.
6. §30-2-153(B) (*Block Length*) is modified to state, "A residential block that is parallel and adjacent to an arterial street may be up to 2,000 feet in length."
7. §30-2-153(C) (*Block Length*) is modified to state, "A commercial or industrial block may be up to 3,000 feet in length, provided there is adequate traffic circulation and utility service."
8. §30-2-157(A) (*Traffic Control*) is modified to state, "Before a site development permit may be issued, a sub-divider shall submit to the single office a traffic control plan for the installation of traffic control signs and devices, pavement striping, and pavement markers. Approval of the traffic control plan by the single office is required."
9. §30-2-173 (*Lot Arrangement*) is modified to state, "The side lines of lots must be approximately at right angles to straight street lines or radial to curved street lines. An arrangement placing adjacent lots at right angles to each other may be disallowed by the single office, provided it is not a "key" or corner lot."
10. §30-2-193 (*Gas Lines*) is modified to state, "a subdivider is not required to prepare plans or install natural gas lines, but will provide reasonable accomodation to the franchise holder. In the event natural gas lines are not installed then a note stating so shall be placed on the plat.

11. §30-2-194 (*Installation of Lines*) is modified to state, "A sub-divider shall arrange with the appropriate utility departments and utility companies for the construction of water and wastewater utility lines unless the city manager approves the installation of utility lines by another entity."
12. §30-2-199(F) (*Street Lights*) does not apply to an area annexed by the city of limited purposes within Sunfield MUD No. 2.
13. §30-2-213 (*Applicability*) is modified to include the following language:  
(5) if the city is not the park service provider, and subdivision of land within a municipal utility district that has a consent agreement and plan approved by the city that provides for the dedication of parkland of recreational facilities as set forth below:
14. §30-2-214 (*Dedication of Parkland*) and §30-2-15 (*Standards for Dedicated Parkland*) are modified to the following:
  - (a) The municipal utility district shall be the park services provider.
  - (b) A subdivider of a residential subdivision shall provide for the parkland needs of the residents by the dedication of suitable land for park and recreational purposes under this division.
  - (c) The area to be dedicated must be shown on the preliminary plan and the plat and platted as a lot or lots. The sub-divider shall dedicate to the municipal utility district all parkland.
  - (d) The amount of parkland required to be dedicated by the subdivider to the park service provider is five acres for every 1,000 residents, as determined by the following formula:  

$$\frac{5 \times (\text{Number Of Units}) \times (\text{Residents Per Unit})}{1000} = \text{Acres of parkland}$$
  - (e) In calculating the amount of parkland to be dedicated under this section, the number of residents in each dwelling unit is based on density as follows:  
  
 Single-Family (<6 units/acre) 3.0 residents per dwelling;  
  
 Single-Family (6 to 10 units/acre) 2.25 residents per dwelling; or  
  
 Multi-Family (>10 units/acre) 2.1 residents per dwelling.
  - (f) Fifty percent of acreage in the 100-year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this part if the adjoining land within the 25-year floodplain, if any, is also dedicated as parkland. The land within the 25-year floodplain may not be credited toward fulfilling the requirements of this part.
15. §30-2-216(A) (*Private Parkland*) is modified to state, "The director or park services provider may allow up to a 50 percent credit toward fulfilling the requirements of this

part for privately owned and maintained park and recreational facilities that are for use by the residents of a subdivision.”

16. §30-2-216(B) (*Private Parkland*) is modified to state, “The sub-divider may be allowed up to a 100 percent credit toward fulfilling the requirements of this part for private parkland in a subdivision located outside the city limits, if the sub-divider agrees to dedicate the private parkland to the city when the city annexes the subdivision for all purposes.”
17. §30-2-217(A) (*Payment Instead of Land*) is modified to state, “The park service provider may require a sub-divider to deposit with the park service provider a cash payment or fiscal security instead of the dedication of parkland if:”
18. §30-2-218(A) (*Submittal Requirements*) is modified to state, “The park service provider may request that the sub-divider provide information relating to proposed parkland to determine whether the proposed parkland complies with this part.”
19. §30-4-5 (*Computation of Stormwater Runoff*) is modified to state, “Stormwater runoff shall be computed on the basis of a fully developed contributing drainage area or watershed as determined under the Drainage Criteria Manual in affect as of the date of the PUD filing, and shall be based on rates of flow, not volume of flow. Furthermore, computations are not required to assume that upstream ponds and detention/retention facilities have failed or are not functional.”
20. §30-4-125 (*Open Drainage Ditches*) is modified to state, “An open drainage ditch may be constructed in cases where flow cannot be conveyed by a 72” pipe, or equivalent, provided, however, the ditch will not adversely affect the public health, safety, or general welfare.”
21. §30-5-62 (*Net Site Area*) is modified to include the following language:

(C) For purposes of this property, net site area shall include the entire property, i.e. net site area shall equal gross site area.
22. §30-5-65(A) (*Roadways*) is waived in its entirety with respect to Sunfield MUD No. 2.
23. §30-5-65(C) (*Roadways*) is waived in its entirety with respect to Sunfield MUD No. 2.
24. §30-5-65(D) (*Roadways*) is waived in its entirety with respect to Sunfield MUD No. 2.

25. §30-5-213(A)(2) (*Water Quality Control Standards*) is waived in its entirety with respect to Sunfield MUD No. 2.
26. §30-5-92 (*Critical Water Quality Zones Established*) is waived in its entirety with respect to Sunfield MUD No. 2. There are no Critical Water Quality Zones within the MUD.
27. §30-5-93 (*Water Quality Transition Zones Established*) is waived in its entirety with respect to Sunfield MUD No. 2. There are no Critical Water Quality Transition Zones within the MUD. )
28. §30-5-213 (*Water Quality Control Standards*) is modified to add the following language:
- (E) Notwithstanding the foregoing, nothing shall be construed in this section as prohibiting the developer from modifying the existing water features and lakes for the purposes of stormwater management including, but not limited to, construction of detention and water quality structures.
29. §30-5-281(C)(1)(a) (*Critical Environmental Features*) is modified to state, "Except as provided in Subsection (C)(1)(b), the width of the buffer zone is as shown on the environmental report prepared by aci, consulting and attached hereto by reference.
30. §30-5-281(C)(2)(b) (*Critical Environmental Features*) is modified to state, "Construction, maintenance and repair of roadway, utility and franchise crossing features more or less perpendicularly allowed, provided, however, reasonable accomodation is made to preserve the character of the critical environmental feature."
31. §30-5-321(A) (*Clearing of Vegetation*) is modified to state, "Clearing of vegetation is allowed provided, however, that the clearing:
- (1) is in accordance with a subdivision construction plan or site plan;"
32. §30-5-321(B) (*Clearing of Vegetation*) is modified to state, "Clearing of vegetation on land used for agricultural purposes is allowed provided, however, that the clearing has a bonafide agricultural purpose and is unrelated to the proposed development or sale of the land for non-agricultural uses."
33. §30-5-341(A) (*Cut Requirements*) is modified to state, "Cuts on a tract of land may not exceed twenty feet of depth, without a variance from the Director; except:..."

34. §30-5-342(A) (*Fill Requirements*) is modified to state, "Fill on a tract of land may not exceed twenty feet of depth, without a variance from the Director; except:..."

35. §30-5-601 (*Applicability*) is waived in its entirety with respect to Sunfield MUD No. 2.

## MASTER REVIEW REPORT

CASE NUMBER: CD-2012-0002

CASE MANAGER: Wendy Rhoades

PHONE #: 974-7719

PROJECT NAME: Sunfield PUD, also known as Sunfield Municipal Utility District #2

SUBMITTAL DATE: February 6, 2012

REPORT DUE DATE: February 27, 2012

FINAL REPORT DATE: March 22, 2012 (Draft)

REPORT LATE: 18 BUSINESS DAYS

LOCATION: 1901 Turnersville Road, being a 575.70 acre tract at the southwest corner of Turnersville Road and South Turnersville Road

### STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, P.O. BOX 1088, AUSTIN, TX.

### REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

## Dev Assessment – Austin Energy – Richard Morgan - 482-5309

All buildings within the Austin Energy service area will comply with the Austin Energy Green Building (AEGB) Planned Unit Development Program current at the time of AEGB approval of the rating application.

All single family buildings not within the Austin Energy Service area shall achieve a two star rating on the Austin Energy Green Building rating system current at the time of application for a rating. All other buildings not within the Austin Energy Service Area shall be constructed in a



manner sufficient to achieve a reasonably equivalent rating under another program approved by the City.

## **Dev Assessment - Drainage Engineering - Beth Robinson - 974-6312**

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

**Due to missing information or the identification of significant issues, a review of all items in the submittal could not be performed. Additional comments will be generated when the submittal is complete and/or the significant issues have been resolved. The comments provided at this time are not to be considered as final comments with regard to any aspect of the submittal.**

### **FISCAL/FEEES**

DE1. Construction Inspection and Water/Wastewater Engineering Review fees are required at plat stage. The amount of the fees will be a percentage of the total estimated cost of construction.

DE2. Fiscal arrangements are required for street, detention, sidewalk, drainage, restoration, erosion controls, water quality ponds, and boundary street improvements at plat stage [LDC 25-1-112].

### **STORMWATER MANAGEMENT**

FYI: DCM 1.2.2(E) states, "Regulation of peak flows to allowable levels, as determined by the provisions of this policy, shall be achieved by storage on-site or off-site or by participation in an approved Regional Stormwater Management Program. The Detention Section of this manual provides a guide to acceptable methods, but does not limit the designer to the methods presented therein. Guidelines for participation in the Regional Stormwater Management Program are contained in the Detention Section of this manual."

### **VARIANCE REQUEST COMMENTS**

DE3. 25-7-6 / 30-4-5 This is a health safety welfare issue and should be removed from the PUD documents. Inclusion of this variance will not be supported.

DE4. 25-7-123 This request in not supported

DE5. 25-7-125 / 30-4-125 Request not supported; variance from this section of code are dictated by design; no design provided.

DE6. 25-7-152(A) This request in not supported

DE7. 25-7-152 (A)(B) Request cannot be supported; minimum easements in LDC are needed for maintenance/accessibility.

### Dev Assessment - Electric - David Lambert - 322-6109

EL 1. Pedernales Electric Cooperative, Inc. is the electric service provider in this area.

EL 2. MUD must be responsible for the cost of installing and maintaining streetlights.

The following comments are from Austin Energy's Transmission review of this assessment. For questions, contact Kathy Strittmatter at ph. 322-6410.

- LCRA (T-143) & AE (#988) share transmission structures on this tract. The easement and structures must be shown on the drawings.
- Developer must obtain LCRA's and AE's approval of any proposed site plan or plat. The LCRA contact is Susan Eschenburg @ LCRA - phone 512-578-4536.

### Dev Assessment - Environmental - Brad Jackson - 974-3410

EV 01 This site is located in the Rinard, Plum and Onion watersheds, all classified as suburban watersheds. This site is located within the City of Austin's Limited Purpose jurisdiction.

EV 02 This site contains some areas with slopes over 15% in grade.

EV 03 No Critical Water Quality Zones or Water Quality Transition Zones are found onsite. A small portion of the site does contain some 100-yr FEMA floodplain.

EV 04 Numerous stock tanks exist onsite that may qualify as CEFs.

EV 05 Numerous environmental variances are requested for this PUD. All variances requested must meet the findings of fact required for staff support of the variances and the PUD must sufficiently demonstrate environmental superiority. All variances must be addressed individually upon full submittal of this PUD for review.

### Dev Assessment - Fire Review - Cora Urgena - 974-0184

3/22/2012

FR 1 The site must comply with all applicable International Fire Code provisions including but not limited to fire department access, fire flow and fire hydrant spacing.

## Dev Assessment - Flood Plain Review - David Marquez - 974-3389

- FP1. Code changes to chapter 25-7 will need to be reviewed by our legal department and can not be supported without the legal department's approval.
- FP2. 25-7-125 changes to the code will need to have approval from the City's Localized Flood Hazard Mitigation Field Engineering Services.
- FP3. Changes to section 25-7-152(B) can not be supported. The minimum widths for easements are needed for maintenance purposes.

## Hydro Geologist Review - Scott Hiers - 974-1916

HG1- Please clearly label and identify with shading and/or hatching all Critical Environmental Features and their associated setback on all plan sheets.

## Dev Assessment - Industrial Waste - Anne Zulka - 972-1060

2/17/2012 – UPDATE #0  
APPROVED

FYI:

IW1. All commercial building projects in this MUD must go through City of Austin Building Plan Review since the MUD will be inside the City limits. Industrial Waste will review plans as part of this process.

IW2. Because the City of Austin will be annexing this MUD for Full Purpose in the 2030's Industrial Waste will be enforcing design requirements on plans submitted.

IW3. For any commercial project requiring Industrial Waste review, the Plumbing Plan Reviewer will require a letter of confirmation from the MUD's engineer agreeing with the Industrial Waste requirements.

IW4. Once the building/plumbing permit is issued, Industrial Waste will do the construction inspection verifying pretreatment installations at no charge to the MUD.

IW5. Once an industrial waste source begins discharging to the MUD's infrastructure, all pretreatment/wastewater discharge enforcement activities shall be carried out by the MUD.

**Dev Assessment – MUD Program - Jackie Chuter - 974-2613**

2/21/2012

*Compliance with Consent Agreement*

The proposed PUD is located within the Sunfield MUD No. 2, formerly known as Winfield MUD No. 2. The MUD is subject to the "Agreement Concerning Creation and Operation of Winfield Municipal Utility Districts Nos. 1, 2, 3, and 4" ("consent agreement") effective 4/17/2006. The consent agreement states that City staff shall recommend zoning in accordance with the MUD land plan, which is Exhibit F to the consent agreement. The proposed PUD does not comply with the consent agreement and land plan in several regards.

*Land Use*

The MUD land plan allows only the following uses: retail, office, commercial, research & development, hospital, and college/university. The PUD plan and list of allowed and prohibited uses show industrial, residential, and agricultural uses that are not allowed by the MUD land plan. In addition, the only civic uses allowed on the MUD land plan are College and University and Emergency Response Facility (i.e. fire and EMS station).

Furthermore, the MUD land plan limits retail uses to 30% of the land area. The PUD plan provides for CS-1/GR and CH base zoning on 70% of Tract 1 and 75% of Tract 2, which could result in the development exceeding the maximum amount of retail uses permitted.

*Fire Station*

The consent agreement requires the landowner to dedicate to the City a tract composed of at least 1.5 acres of developable land for use as a fire/EMS station no later than the date of dedication of any adjacent roadway. This site must be shown on the PUD plan.

*Parks*

The consent agreement prohibits the MUD from issuing bonds to acquire, construct, or pay the landowner for parkland or park facilities. The MUD consent agreement does not provide for dedication of parkland or park facilities or payment of fees in lieu of dedication.

**PARD / Planning & Design Review - Chris Yanez - 974-9455**

PR1. No parkland dedication requirement if no residential development is proposed.

PR2. Open space requirement may be applicable for commercial and industrial uses.

**Dev Assessment - Site Plan - Donna Galati - 974-2733**

SP 1. Provide additional information on what makes this development Tier 1.

- SP 2. The PUD must require compliance with Subchapter E. Alternative Equivalent Compliance must be requested specifically for each section of Subchapter E for each site plan; there is no “blanket” AEC that can be granted. Therefore, Alternative Equivalent Compliance is included within and as part of compliance to Subchapter E. The PUD must require compliance with Subchapter E.

### Dev Assessment - Subdivision - Don Perryman - 974-2786

SR1. The proposed PUD contains a mix of uses but no particular subdivision was identified on the Land Use Plan. Assuming you intend to subdivide, a preliminary plan and final plats, or series thereof, will be required.

SR2. Subdivisions will be reviewed under Title 30 by City of Austin and Travis County staff at time of application. Developer will be responsible for all approvals required by Hays County. Hays County must approve all subdivision applications prior to approval by City of Austin where joint review is applicable.

SR3. If you have any questions regarding the subdivision process, please contact me directly.

### Dev Assessment - Transportation - Shandrian Jarvis - 974-2628

- TR1. A traffic impact analysis will be required for this case because the traffic generated by the proposed site exceeds the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113].
- TR2. When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Show the accessible route on the site plan. [IBC1104.2]]
- TR3. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. [IBC1104.1]. Provide accessible routes in accordance with TAS standards.
- TR4. Sidewalks are required for all internal and boundary streets. LDC, Sec. 25-6-352; TCM, 4.2.1. See Transportation Criteria Manual section 4.2 for sidewalk dimensions.
- TR5. Minimum parking requirements can be found in the City of Austin Land Development Code (LDC), 25-6, Appendix A.
- TR6. All parking must be provided in accordance with design and construction standards of the Transportation Criteria Manual. LDC, 25-6-563; TCM, Table 9-1. Show dimensions for:

- stall width
- depth of stall 90 degrees to aisle
- aisle width
- width of stall parallel to aisle
- module width
- angle of parking stalls.

**TR7.** Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required, and the number of parking spaces provided by type (standard, compact, handicapped). LDC, 25-6-472, Appendix A.

**TR8.** Undivided two-way driveway approaches must meet TCM requirements for width, measured at the property line. Show dimensions on the site plan. TCM, Table 5-2.

**TR9.** Dimension the driveway curb return radii on site plan. The curb return radii must meet Transportation Criteria Manual requirements. TCM, Table 5-2.

**TR10.** Driveways must be separated from intersection right-of-way lines by 100 feet or 60 percent of the parcel frontage, whichever is less. TCM, 5.3.1.J. This distance is measured at the property line from the edge of the driveway to the extension of the right-of-way lines. See Fig. 5-2, TCM.

**TR11.** All driveways must be constructed within the street frontage of the subject property, as determined by extending the side property lines to the curb line (at a 90 degree angle to the centerline of the street). Neither the driveway nor the curb returns may overlap adjacent property frontage without written approval from the adjacent property owner. TCM, 5.3.1.G.

**TR12.** Driveways on undivided arterial streets must be designed to align with opposing streets or driveways or be offset by a minimum of 120 feet, measured from edge to edge. TCM, 5.3.1.K. Show the location of opposing driveways and dimension the offset, or indicate that there are none.

**TR13.** Trash dumpsters must be located to provide adequate access and maneuverability for service vehicles. Show the dumpster. LDC, 25-2-1067(c); TCM, 9.3.0.2.

**TR14.** FYI: \*\*This site is required to comply with Subchapter E of Section 25-2 of the City's Land Development Code. The requirements of Subchapter E pertinent to the site are dependent upon the site's principal roadway type.

**TR15.** Additional comments may be provided when more complete information is obtained.

**Dev Assessment - Water Quality - Beth Robinson - 974-6312**

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

**Due to missing information or the identification of significant issues, a review of all items in the submittal could not be performed. Additional comments will be generated when the submittal is complete and/or the significant issues have been resolved. The comments provided at this time are not to be considered as final comments with regard to any aspect of the submittal.**

WQ1. Water Quality will be required per 25-8-211 of the Land Development Code

**VARIANCE REQUEST COMMENTS**

WQ2. 25-8-92 Not supported; does not meet the objective of the City Code.

WQ3. 25-8-93 Not supported; does not meet the objective of the City Code.

WQ4. 25-8-213 Not supported; does not meet the objective of the City Code.

**Dev Assessment – W/WW - Bradley Barron - 972-0078**

WW1. The proposed development intends to obtain retail water service from the Sunfield MUD #2 & #4, and retail and wholesale wastewater service from the Sunfield MUD #2 & #4. The proposed development will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Each lot in the P.U.D. shall have separate wastewater taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

**Dev Assessment - Zoning Land Development – Wendy Rhoades – 974-7719**

ZN 1. Please provide baseline information about the surrounding properties, including acreage and general land use information (including subdivision names and recording



information). For context, please label the adjacent MUDs (#1 and #3) on the land use plan.

- ZN 2. Please explain the need for a variance to Section 25-1-535(C) *Exceptions to the General Rules*.
- ZN 3. Regarding Variance #10 – Section 25-2-1063(C) Height Limitations and Setbacks for Large Sites, please provide more detailed information about the nature of the requested modifications to height limitations and setbacks. Staff does not intend to support a variance as it pertains to properties outside of the PUD. Baseline information requested by the Staff in ZN 1 will assist in responding to this question.
- ZN 4. Please explain the need for MF-5, CS-1, CH and MI base district zonings as these are intensive zonings for the apartment, office, retail and industrial development that is contemplated.
- ZN 5. Please provide more detail on the PUD Land Use Plan about how the land uses will be distributed on Tracts 1 and 2, including the proposed fire station tract. The Winfield MUD #2 Land Use Plan is a good starting point.
- ZN 6. Please show the proposed roadway network on Tracts 1 and 2, and proposed connections to adjacent properties. The Winfield MUD #2 Land Use Plan is a good starting point.